

247 MARTINDALE Boulevard, Calgary T3J 2X8

MLS®#: **A2158488** Area: **Martindale** Listing Date: **08/17/24** List Price: **\$535,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **3,024 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,098**
 Low Sqft:
 Ttl Sqft: **1,098**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 4`1"	Living Room	Main	11`11" x 12`9"
Dining Room	Main	7`10" x 11`0"	Kitchen	Main	11`5" x 9`11"
2pc Bathroom	Main	7`10" x 3`5"	Pantry	Main	2`1" x 1`11"
Bedroom - Primary	Second	8`10" x 8`11"	Bedroom	Second	8`10" x 9`0"
Bedroom	Second	8`10" x 8`11"	4pc Bathroom	Second	7`6" x 4`11"
Game Room	Basement	10`9" x 9`9"	Den	Basement	7`9" x 8`11"
Laundry	Basement	14`10" x 7`6"	Furnace/Utility Room	Basement	6`9" x 5`11"







